



RPA PROJECT MANAGEMENT

Project Status Report

Department of Human Services

88 Hermitage Building

Project: Exterior Building Upgrades 88 Hermitage Building Nashville, TN 442/005-01-2010		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$465,000.00
		Current Work Phase: Schematic Design ON HOLD	Req'd Work Ph Compl:	MACC Budget: \$412,500.00
Project Manager: Law, V.	Construction Admin: Fields, J.	Designer: Mayo Architecture	Contractor:	

Project Health:

Budget: G

Schedule: G

10/19/10: Approved at October 2010 SBC Meeting.
12/3/10: Designer Agreement executed 12/1/10.

Issues: G

2/4/11: Agency request that F&A slow walk project to allow new administration to review options.
2/10/11: LBP detected on exterior trim. Designer estimated over target.
3/16/11: Owner is conducting Facility Assessment with Street Dixon Rick, prior to proceeding with the work on this project.
6/24/11: Designer NTP continue with DDP phase. 150-day contract extension for delay.

Tennessee Rehabilitation

Project: Campus Systems Upgrade, Phase 2 Tennessee Rehabilitation Smyrna, TN 442/006-003		Project Work Type: Renovation	Delivery Method: Job Order Contract	Project Budget:
		Current Work Phase: In Design	Req'd Work Ph Compl:	MACC Budget:
Project Manager:	Construction Admin: Bryant, J.	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: G

Issues: G

6/01/11: Preliminary pricing underway, design not yet complete.
3/16/11: Project delayed until new JOC contract in place June 1, 2011.

Project: Upgrade Dorms D & E Tennessee Rehabilitation Smyrna, TN 442/006-01-2002		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$8,127,094.00
		Current Work Phase: Construction	Req'd Work Ph Compl:	MACC Budget: \$6,673,578.00
Project Manager: Salmon, C.	Construction Admin: Bryant, J.	Designer: Pitts & Associates Architects	Contractor: R. G. Anderson Co., Inc.	

Project Health:

Budget: G

Schedule: G

4/20/11: Phase 3 declared complete 4/8/11. Phase 4 - Project required Substantial Completion is September 2011.

Issues: Y

1/28/11: Agency expressed concerns about connector wall glass installation. Designer, Contractor, and Manufacturer are currently addressing their concerns.

Project: Elevator/Connector Wall Upgrade Tennessee Rehabilitation Smyrna, TN 442/006-01-2006		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$630,000.00
		Current Work Phase: Construction Closed Awaiting Designer Closeouts	Req'd Work Ph Compl:	MACC Budget: \$572,000.00
Project Manager: Law, V.	Construction Admin: Bryant, J.	Designer: Barry Brechak Architecture +	Contractor: Wellspring Builders, Inc.	

Project Health:

Budget: G

Schedule: G Final Inspection and Closeout declared 5/7/10. Designer closeout documents pending. Warranty Inspection is due December 2010.
2/10/11: Contacted Designer to ask about closeouts. As of 1/13/11, Designer said closeouts will be taken to microfilm place soon.
4/15/11: Still waiting for closeouts.
5/12/11: Still waiting for closeouts.
6/24/11: Still waiting on closeouts.

Issues: G

Project: Fire Alarm Upgrade Tennessee Rehabilitation Smyrna, TN 442/006-01-2009		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$410,300.00
		Current Work Phase: Construction Documents	Req'd Work Ph Compl:	MACC Budget: \$352,000.00
Project Manager: Salmon, C.	Construction Admin: Bryant, J.	Designer: Win Engineering	Contractor:	

Project Health:

Budget: G

Schedule: G 6/9/11: Anticipate Bidding August 2011.

Issues: G 10/22/10: Designer requested room name and door numbers from agency at CDP review meeting.
3/3/11: Documents are being reviewed by State Fire Marshal.
3/30/11: Designer has not responded to numerous e-mail and phone inquiry on project status.

Project: Campus Systems Upgrade Phase 2 Tennessee Rehabilitation Smyrna, TN 442/006-01-2010		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$2,160,000.00
		Current Work Phase: Program Verification	Req'd Work Ph Compl:	MACC Budget: \$1,958,000.00
Project Manager: Salmon, C.	Construction Admin:	Designer: I.C. Thomasson Associates, I	Contractor:	

Project Health:

Budget: G

Schedule: Y 3/10/11: Site electrical work will be delayed due to need for significant utility locating.
6/9/11: Utility locating in progress. Anticipate completion by mid June 2011. Electrical design drawing will be available 6/14/11.

Issues: G

Project: High Voltage Electric Service Tennessee Rehabilitation Smyrna, TN 442/006-01-2010-01		Project Work Type: Renovation	Delivery Method: Grant	Project Budget: \$70,000.00
		Current Work Phase: In Progress	Req'd Work Ph Compl:	MACC Budget: \$0.00
Project Manager: Salmon, C.	Construction Admin:	Designer:	Contractor:	

Project Health:

Budget: G

Schedule: Y 2/3/11: Grant Agreement executed.
3/30/11: Grant expires 10/31/11.
4/7/11: Anticipate work to begin July 2011 with new JOC program (related to subscript 02).

Issues: G

Project: "M" Building Reroof / Repairs Tennessee Rehabilitation Smyrna, TN 442/006-02-2009		Project Work Type: Re-roof	Delivery Method: Design / Bid / Build	Project Budget: \$460,000.00
		Current Work Phase: Construction Awaiting NTP	Req'd Work Ph Compl:	MACC Budget: \$400,400.00
Project Manager: Law, V.	Construction Admin: Bryant, J.	Designer: Goodwyn Mills & Cawood, Inc.	Contractor: Don Kennedy Roofing Co., In	

Project Health:

Budget: G

Schedule: G 4/15/11: Bid date is 5/10/11.
6/24/11: Awarded to Don Kennedy Roofing. Awaiting Construction Contract.

Issues: G

Project: Campus Improvements Tennessee Rehabilitation Smyrna, TN 442/006-03-2009		Project Work Type: Renovation	Delivery Method: Design / Bid / Build	Project Budget: \$3,141,000.00
		Current Work Phase: Bidding	Req'd Work Ph Compl:	MACC Budget: \$2,737,399.00
Project Manager: Salmon, C.	Construction Admin: Bryant, J.	Designer: JV Street Dixon Rick Arch/I.C.	Contractor:	

Project Health:

Budget: G

Schedule: G 3/30/11: Project advertised to qualified contractors on 3/12/11. Proposals received on 4/1/11.
4/28/11: Anticipated Bid date 5/17/11.

Issues: G 10/22/10: Designer requested room names and door numbers from agency at CDP review meeting.
3/3/11: Best Value 1-Alternate Bid method was approved by SBC.